169.0	0007	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	627,900 / 627,900
					USE VALUE:	627,900 / 627,900
					ASSESSED:	627,900 / 627,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COUNTIE ANNE MARIE
Owner 2:	
Owner 3:	
Street 1:	7 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COUNTIE ANNE MARIE -
Owner 2:	-
Street 1:	7 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

~~Thomas Kelly dod 2?~~

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	241,500		386,400	627,900
Total Card	0.101	241,500		386,400	627,900
Total Parcel	0.101	241,500		386,400	627,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.08 | /Parcel: 451.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0007-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,600	0	4,400.	386,400	628,000	628,000	Year End Roll	12/18/2019
2019	101	FV	200,100	0	4,400.	386,400	586,500	586,500	Year End Roll	1/3/2019
2018	101	FV	205,000	0	4,400.	325,700	530,700	530,700	Year End Roll	12/20/2017
2017	101	FV	205,000	0	4,400.	298,100	503,100	503,100	Year End Roll	1/3/2017
2016	101	FV	205,000	0	4,400.	253,900	458,900	458,900	Year End	1/4/2016
2015	101	FV	193,400	0	4,400.	220,800	414,200	414,200	Year End Roll	12/11/2014
2014	101	FV	193,400	0	4,400.	204,200	397,600	397,600	Year End Roll	12/16/2013
2013	101	FV	193,400	0	4,400.	194,300	387,700	387,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13080

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY THOMAS &	70594-242		2/5/2018	Estate/Div		No	No		Sara Kelly dod 3/28/2017
OCONNELL WILLIA	9664-230		8/29/1960		17,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	449	Re-Roof	8,860					

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	PH	Patrick H
7/24/2018	MEAS&NOTICE	CC	Chris C
6/3/2014	External Ins	PC	PHIL C
12/2/2008	Measured	355	PATRIOT
12/13/1999	Meas/Inspect	243	PATRIOT
7/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	70.	1.25	7									386,401						386,400	

Total AC/HA: 0.10101 | Total SF/SM: 4400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,401 | Spl Credit | Total: 386,400

PRINT

Date	Time
12/11/20	03:05:24

LAST REV

Date	Time
08/30/18	09:30:13

mmcmakin

Insp Date

08/11/18

!13080!

User Acct

112096

GIS Ref

GIS Ref

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	112096
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350034
Depreciation:	108510
Depreciated Total:	241523

COMMENTS

GAR IN BMT NO ACCESS.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

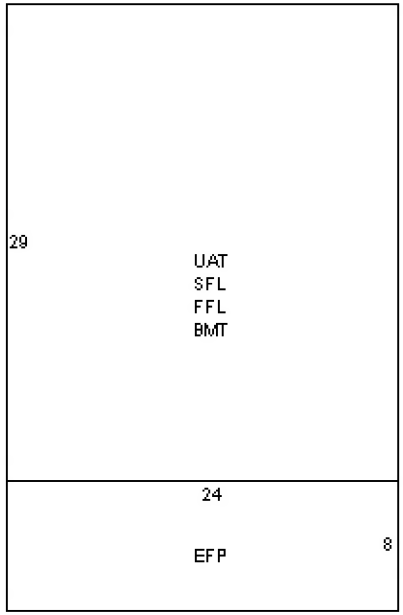
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	98.41
Final Total:	241500	Val/Su SzAd	173.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	696	49.610	34,530
FFL	First Floor	696	165.380	115,101
SFL	Second Floor	696	165.380	115,101
EFP	Enclos Porch	192	40.580	7,791
UAT	Upper Attic	174	66.150	11,510
	Net Sketched Area:	2,454	Total:	284,033
Size Ad	1392	Gross Are	2976	FinArea 1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

169.0-0007-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: